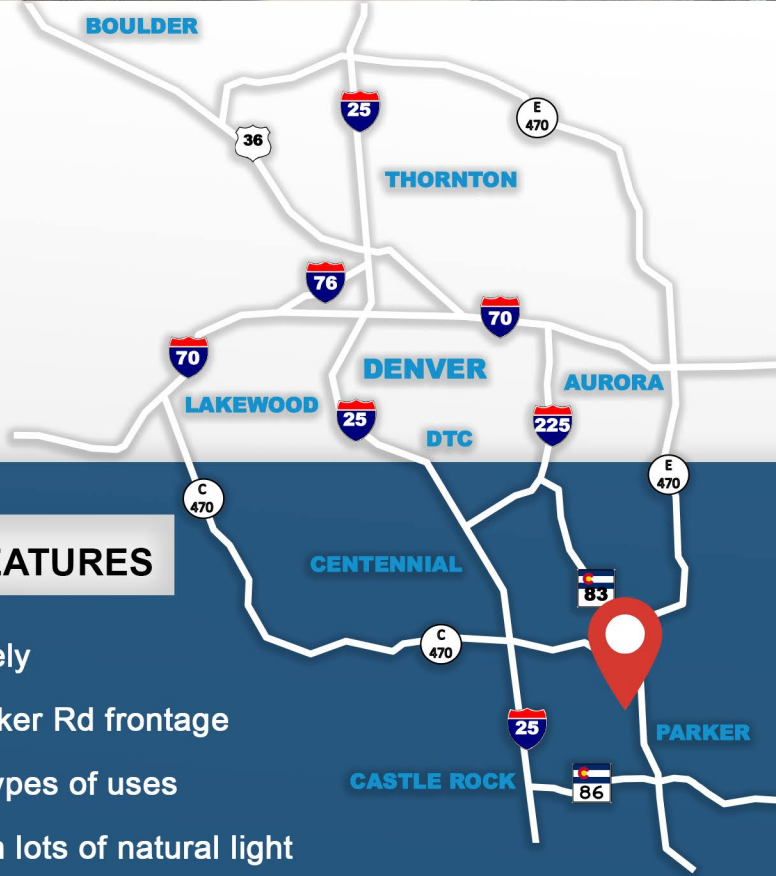




FOR LEASE  
960 SF  
\$21.00 SF  
Parker, Colorado

BUILDING INFORMATION

- ▶ Available Space: 900 SF
- ▶ Lease Rate: \$21.00 SF / NNN
- ▶ NNN: \$7.85 NNN
- ▶ Year Built: 1984
- ▶ Parking: 7.5/1000
- ▶ City / County: Parker / Douglas
- ▶ Utilities: CORE / Xcel



PROPERTY FEATURES

- Available immediately
- Retail space w/ Parker Rd frontage
- Built out for many types of uses
- Open floor plan with lots of natural light
- 7 minutes to E-470, 15 minutes to I-25, and 30 minutes to Downtown Denver

NICK NICKERSON  
303-968-6183  
nick@trevey.com

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change. Please call to confirm current property status and accuracy of information contained herein.

# PARKER CROSSROADS SUBLEASE

10831 S CROSSROADS DRIVE, UNIT 2, PARKER, COLORADO 80134



## DEMOGRAPHICS

### 2021 POPULATION

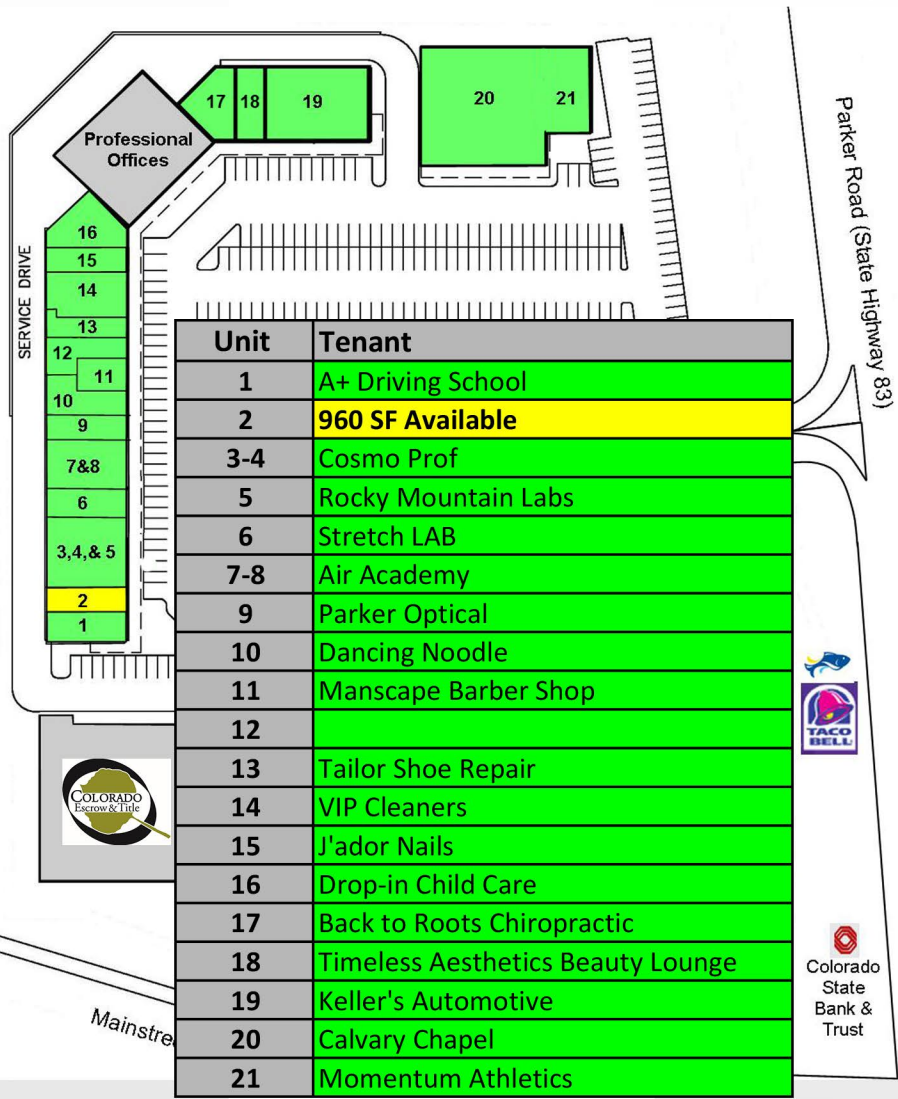
1 MILE - 10,644  
3 MILES - 75,140  
5 MILES - 118,234

### 2026 POPULATION

1 MILE - 11,916  
3 MILES - 82,569  
5 MILES - 129,693

### H.H. INCOME

1 MILE - \$72,277  
3 MILES - \$119,714  
5 MILES - \$115,722



## TRAFFIC COUNTS

### ANNUAL AVERAGE DAILY TRAFFIC

Approx. 49,000 VPD on Parker Rd.  
Approx. 18,000 VPD on Mainstreet

**NICK NICKERSON**

303-968-6183

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